

APPROVED
9/10/2009
HISTORIC PRESERVATION REVIEW COMMITTEE
Special Meeting No. 314
Wednesday, July 15, 2009

MINUTES

The special meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:30 PM in the East Conference Room in Borough Hall. Nora Kerr, Chairperson, opened the meeting in accordance with the New Jersey Open Public Meetings Act, Section 5, Chapter 231, P.L. 275 by reading the following statement:

In conformance with the requirements of the Law, Notice was provided of the date, time and location of this regular meeting by posting a copy of the adopted Schedule of Regular Meetings in the Borough Hall, by mailing copies to the Trenton Times, Princeton Packet, and by filing a copy in the Office of the Clerk of Princeton Borough. Adequate notice was provided to the public and to all parties concerned.

PRESENT: James Constantine, Jane Faggen, Nora Kerr, Jeanne Perantoni, Celia Taze-laar (7:40 p.m.), Kirsten Thoft, and Regan Tudor.

ABSENT: William Howard, Carolyn Robertson.

ALSO PRESENT: Derek W. Bridger, Historic Preservation Review Officer and Danielle A. Britton, Recording Secretary.

HEARING

**343-345 Nassau Street; Block 53.01, Lot 80; NB/ Jugtown HD
JVS Property Management LLC, owner/ applicant
Site plan authorization, Historic Preservation Plan approval and Conditional Use author-
ization with related floor area and bulk variances to permit conversion of a two first floor
residential apartments to office/retail use and the addition of a new apartment on the sec-
ond floor of a joint occupancy building. (*continuance*)**

In attendance for the applicant was Michael Trofe, Property Manager with JVS Properties; Scott Williams, Engineer from Nicholson Associates PA; and Richard Fumo, Architect from Fumo and Associates Inc.

M. Trofe noted that he conducted research on the subject property through the Historical Society in Princeton. The construction of the subject property dated back to the 18th century. In the 19th century the structure was (then) used for commercial use. M. Trofe addressed the Committee and provided information and photographs on the revised plans submitted, which incorporated recommendations made by the Committee.

The following is a breakdown of the items incorporated, marked for record and dated, July 15, 2009:

1. Front Door- A REEB #P4020 1 ¾” pine wood door proposed for the new door opening on the front. façade.
2. Rear Door- Jeld Wen #P100 1 ¾” pine wood door proposed for the new rear-entry door.
3. Front Porch Railing- A steel railing featuring a square and twisted spindle as noted on sheet A2 (dated 6/18/09) was approved.
4. Fence- Applicant submitted a photo of the existing six foot high board on board fence with diagonal lattice located on the adjoining property on Harrison Street. The same fence type was approved for this location.
5. Front and Rear Landing- revised as per sheet A2 dated 6/18/09.
6. Rear Lighting- Lighting fixture #8057-71 with a bronze finish.
7. Accessibility Ramp- The proposed accessible ramp located on the Nassau Street façade was noted on sheet number 1 of a site plan dated 6/26/09.
8. Windows- Anderson series 400 windows were proposed for the new windows on the rear elevation.
9. Rear Shed Roof and Split front awning as noted on Sheet A2 (dated 6/18/09) were proposed.

DISCUSSION

C. Tazelaar suggested that the accessibility ramp be revised so that the railing along the flat landing facing Nassau Street be removed and the railing along the ramp and western elevation of the landing remain. This would lessen the visual impact of the ramp. The applicant agreed to this change.

The Committee discussed the landscaping plan as it related to the parking area. There was concern that there was not enough landscaping along the eastern property line to break up the subject parking lot from the one located on the adjacent lot. The Committee suggested a visual buffering to separate the proposed parking lot from the adjacent property's parking area. A partial property line fence could be installed and the unpaved strip along the easterly property line could be landscaped. The proposed lattice-topped privacy fence along the southerly property line could be extended to turn and continue northward on the property line along the east side to the first (most southerly) parking space. The use of a fence there in lieu of plantings would permit an additional parking space. In addition, if the plantings will fit at maturity, the landscape architect should add HAP hydrangea along the fence, as noted proposed on along the proposed southerly fence. The fence will end at the north end of that southeasterly parking space. Landscaping will be installed there and continue up along the easterly property line to the existing landscaping at the back of the building.

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This change will provide a “green” view when cars turn into the parking lot or if drivers look east while stopped at the traffic light on Harrison and Nassau Streets.

The applicant concurred with the amendments to the landscaping plan.

The Committee was of the consensus that the other revisions to the site plan had adequately addressed their concerns from the previous meeting, Wednesday, June 3, 2009.

There was no public comment.

ACTION. J. Perantoni motioned to approve the revised drawing plans and application. K. Thoft seconded. Motion carried unanimously.

OTHER BUSINESS:

Memorandum of Mercer Street Road Reconstruction Project- N. Kerr provided for review a memo regarding the Mercer Street Road Reconstruction project that outlined comments and recommendations from the Committee.

Sustainability Workshop- The Committee suggested October and November 2009 as possible months to hold a workshop at the Princeton Public Library.

At 8:40 p.m. J. Faggen moved that the meeting be adjourned. C. Tazelaar seconded. Motion carried.

Respectfully Submitted,

Danielle Britton, Recording Secretary
Historic Preservation Review Committee